

**ORDINANCE \_\_\_\_\_**

AN ORDINANCE relating to land use and zoning, amending Chapter 23.49 of the Seattle Municipal Code to incorporate updated and corrected maps, revise provisions for street level use requirements and tower width limits, provide for tower spacing in DMC zones south of Union Street, and revise requirements for provision of lighting; amending Section 23.41.012 to limit the scope of Design Review departures from Land Use Code requirements; clarifying provisions for the location of parking and access to parking in 23.49.019; amending Chapters 23.76 and 23.84 to repeal provisions made obsolete by Ordinance 122054; amending Section 23.45.008 to clarify the effect of changes in definitions on special provisions for low-income housing; removing an obsolete reference from the Downtown Amenity Standards; and making technical corrections.

WHEREAS, by Ordinance 122054 the City Council substantially revised Chapter 23.49 of the Seattle Municipal Code, regulating development Downtown; and

WHEREAS Ordinance 122054 adopted certain new and revised maps in Chapter 23.49 and repealed other maps, inadvertently giving two maps the same letter designation; and

WHEREAS some of the maps in Chapter 23.49 can be made clearer and more useful by replacing them with maps with higher quality graphics and in some cases updated information;

WHEREAS in Ordinance 122054 the same tower spacing requirement that applies in the Denny Triangle Urban Center was inadvertently not applied to the Downtown Mixed Commercial zones south of Union Street;

WHEREAS, other technical corrections should be made in light of Ordinance 122054; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Subsection B of Section 23.41.012, which Section was enacted by Ordinance 122054, is amended, and a new subsection C is added to that Section, as follows:

**23.41.012 Development standard departures.**

\* \* \*

B. Departures may be granted from any Land Use Code standard or requirement, except for the following:

1. Procedures;

2. Permitted, prohibited or conditional use provisions, except that departures may be granted from development standards for required Downtown street level uses;
3. Residential density limits;
4. In ((d))Downtown zones, provisions for exceeding the base FAR or achieving bonus development as provided in Chapter 23.49;
5. In ((d))Downtown zones, the minimum size for Planned Community Developments as provided in Section 23.49.036;
6. In ((d))Downtown zones, the average floor area limit for stories in residential use in Chart 23.49.058D1;
7. In Downtown zones, the provisions for combined lot developments as provided in Section 23.49.041;
8. In Downtown Mixed Commercial zones, tower spacing requirements as provided in 23.49.058E;
9. Downtown view corridor requirements, provided that departures may be granted to allow open railings on upper level roof decks or rooftop open space to project into the required view corridor, provided such railings are determined to have a minimal impact on views and meet the requirements of the Building Code;
10. Floor Area Ratios;
11. Maximum size of use;
12. Structure height, except that:
  - a. Within the Roosevelt Commercial Core building height departures may be granted (up to an additional three (3) feet) for properties zoned NC3-65', (Exhibit 23.41.012 A, Roosevelt Commercial Core);

b. Within the Ballard Municipal Center Master Plan area building height departures may be granted for properties zoned NC3-65', (Exhibit 23.41.012 B, Ballard Municipal Center Master Plan Area). The additional height may not exceed nine (9) feet, and may be granted only for townhouses that front a mid-block pedestrian connection or a park identified in the Ballard Municipal Center Master Plan;

c. In Downtown zones building height departures may be granted for minor communication utilities as set forth in Section 23.57.013B;

13. Quantity of parking required, maximum parking limit in Downtown zones, and maximum number of drive-in lanes, except that within the Ballard Municipal Center Master Plan area required parking for ground level retail uses that abut established mid-block pedestrian connections through private property as identified in the "Ballard Municipal Center Master Plan Design Guidelines, 2000" may be reduced. The parking requirement shall not be less than the required parking for Pedestrian designated areas shown in Section 23.54.015 Chart D;

14. Provisions of the Shoreline District, Chapter 23.60;

15. Standards for storage of solid-waste containers;

16. The quantity of open space required for major office projects in Downtown zones as provided in Section 23.49.016B;

17. Noise and odor standards((-));

18. Standards for the location of access to parking in Downtown zones;

19. Provisions of Chapter 23.52, Transportation Concurrency Project Review System;

20. Provisions of Chapter 23.53, Requirements for Streets, Alleys and Easements, except that departures may be granted from the access easement standards in Section 23.53.025 and the provisions for structural building overhangs in Section 23.53.035;

21. Definitions; and

22. Measurements.

C. Limitations upon departures through the design review process established in subsection B of this section do not limit departures expressly permitted by other provisions of this title or other titles of the Seattle Municipal Code.

Section 2. Subsection B of Seattle Municipal Code Section 23.45.008, which Section was last amended by Ordinance 120608, is amended as follows:

**23.45.008 Density -- Lowrise zones.**

\* \* \*

B. 1. In Lowrise 3 and Lowrise 4 zones, low-income disabled multifamily structures, low-income elderly multifamily structures ((for low-income elderly or low-income disabled residents or)) and low-income elderly/low-income disabled multifamily structures, operated by a public agency or a private nonprofit corporation, shall have a maximum density as follows:

Lowrise 3 -- One (1) dwelling unit per five hundred fifty (550) square feet of lot area.

Lowrise 4 -- One (1) dwelling unit per four hundred (400) square feet of lot area.

2. In order to qualify for the density provisions of this subsection B, a majority of the dwelling units of the structure shall be designed for and dedicated to tenancies of at least three (3) months.

3. The dwelling units shall remain as a low-income disabled multifamily structure, low-income elderly multifamily structure, or low-income elderly/low-income disabled multifamily structure for the life of the structure.

\* \* \*

Section 3. Maps 1A through 1K, inclusive, in Chapter 23.49 of the Seattle Municipal Code, as last amended by Ordinance 122054, are hereby repealed and Maps 1A through 1K attached to this ordinance are hereby enacted, to be codified at the end of Chapter 23.49.

Section 4. Subsection A of Seattle Municipal Code Section 23.49.009, as enacted by Ordinance 122054, is amended as follows:

**23.49.009 Street-level use requirements.**

One or more of the uses listed in subsection A are required at street level on all lots abutting streets designated on Map 1G. Required street-level uses shall meet the standards of this section.

A. Types of Uses. The following uses qualify as required street-level uses:

1. Retail sales and services, except lodging;
2. Human service uses and childcare facilities;
3. Customer service offices;
4. Entertainment uses;
5. Museums, and administrative offices within a museum expansion space meeting the requirement of subsection 23.49.011B1h;
6. Libraries;
7. Elementary and secondary schools; and
- ((7)) 8. Public atriums.

\* \* \*

Section 5. Subsection E of Seattle Municipal Code Section 23.49.018, as enacted by Ordinance 122054, is amended as follows:

**23.49.018 Overhead Weather Protection and Lighting.**

\* \* \*

1 E. Adequate ((~~L~~))lighting for pedestrians shall be provided ((~~if ambient lighting from other~~  
2 ~~sources is not adequate~~)). The lighting may be located on the facade of the building or on the overhead  
3 ((~~canopy~~)) weather protection.

4 Section 6. Subsections B and H of Seattle Municipal Code Section 23.49.019, as enacted by  
5 Ordinance 122054, are amended as follows:

6 **23.49.019 Parking quantity, location and access requirements, and screening and landscaping of**  
7 **surface parking areas.**

\* \* \*

8 B. Parking Location within Structures.

9 1. Parking at street level

10 a. On Class I pedestrian streets and designated green streets, parking is not  
11 permitted at street level unless separated from the street by other uses, provided that garage doors need  
12 not be separated.

13 b. On Class II pedestrian streets, parking may be permitted at street level if:

14 (1) at least thirty (30) percent of the street frontage of any street level  
15 parking area, excluding that portion of the frontage occupied by garage doors, is separated from the  
16 street by other uses;

17 (2) the facade of the separating uses satisfies the transparency and blank  
18 wall standards for Class I pedestrian streets for the zone in which the structure is located;

19 (3) the portion of the parking, excluding garage doors, that is not separated  
20 from the street by other uses is screened from view at street level; and

21 (4) the street facade is enhanced by architectural detailing, artwork,  
22 landscaping, or similar visual interest features.

2. Except as provided in subsection B1 above for parking at street level, parking within structures shall be located below street level or separated from the street by other uses, except as follows:

a. On lots that are less than thirty thousand (30,000) square feet in size or that are less than one hundred and fifty (150) feet in depth measured from the lot line with the greatest street frontage, parking shall be permitted above the first story under the following conditions:

(1). One story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of four stories of parking above the first story.

(2). Parking above the third story of a structure shall be separated from the street by another use for a minimum of 30% of each street frontage of the structure. For structures on lots located at street intersections, the separation by another use shall be provided at the corner portion(s) of the structure.

(3) The perimeter of each story of parking above the first story of the structure shall have an opaque screen at least three and one-half (3½) feet high where the parking is not separated from the street by another use.

b. The Director may permit more than four stories of parking above the first story of the structure, or may permit other exceptions to subsection B2a(1) as a Type I decision if the Director finds that locating parking below grade is infeasible due to physical site conditions such as a high water table or proximity to a tunnel. In such cases, the applicant shall place the maximum feasible amount of parking below grade before more than four stories of parking above the first story shall be permitted.

Site size is not a basis for granting an exception under this subsection 2b.

\* \* \*

H. Standards for location of access to parking.

This subsection does not apply to Pike Market Mixed, Pioneer Square Mixed, International District Mixed, and International District Residential zones.

1. Curbcut Location.

a. When a lot abuts an alley, alley access shall be required, unless the Director otherwise determines under subsection H1c.

b. When a lot does not abut an alley and abuts more than one (1) right-of-way, the location of access shall be determined by the Director as a Type I decision after consulting with the Director of Transportation. Unless the Director otherwise determines under subsection H1c, ((The Director shall consider the)) access shall be allowed only from a right-of-way in the category, determined by the classifications ((of rights-of-way)) shown on Map 1B and Map 1F, that is most preferred among the categories of rights-of-way abutting the lot, according to the ranking set forth ((and the ranking of the classifications)) below, from most to least preferred (a portion of a street that is included in more than one of the categories in subsections i - vii below shall be considered as belonging only to the least preferred of the categories in which it is included):

~~((a. Alley, if of sufficient width to accommodate existing and anticipated uses;))~~

~~((b))~~ i. Access street;

~~((c))~~ ii. Class II pedestrian street-Minor arterial;

~~((d))~~ iii. Class II pedestrian street-Principal arterial;

~~((e))~~ iv. Class I pedestrian street-Minor arterial;



((f))v. Class I pedestrian street-Principal arterial;

((g))vi. Principal transit street((-));

vii. Designated green street.

~~((2. Curbside controls on designated green streets shall be evaluated on a case-by-case basis, but generally access from green streets is not allowed.~~

3. ~~The preferred~~)c. The Director may allow or require access from a right-of-way  
~~((for access))~~ other than one indicated by subsection H1a or H1b if,((shall be further evaluated by the  
~~Director,))~~ after consulting with the Director of Transportation(~~(, for a final determination based-))~~ on  
whether and to what extent alternative((the)) locations of ((the)) access ((will)) would enhance  
pedestrian safety and comfort, facilitate transit operations, facilitate the movement of vehicles,  
~~((expedite the movement of vehicles, facilitate a smooth flow of traffic, avoid))~~ minimize the on-street  
queuing of vehicles, enhance vehicular safety(~~(and pedestrian comfort)), or ((create a)) minimize~~  
hazards, the Director finds that an exception to the general policy is warranted. Curbside controls on  
designated green streets shall be evaluated on a case-by-case basis, but generally access from green  
streets is not allowed if access from any other right-of-way is possible.

((4))2. Curbside Width and Number. The width and number of curbside shall comply with  
the provisions of Section 23.54.030, Parking space standards.

\* \* \*

Section 7. Subsection A of Seattle Municipal Code Section 23.49.024, which Section was last  
amended by Ordinance 113279, is amended as follows:

**23.49.024 View corridor requirements.**

A. Upper-level setbacks shall be required for the following view corridors, identified on Map  
((f))1D:

1. Broad, Clay, Vine, Wall, Battery and Bell Streets west of First Avenue; and

2. University, Seneca, Spring, Madison and Marion Streets west of Third Avenue.

\* \* \*

Section 8. Subsections C, D and E of Seattle Municipal Code Section 23.49.058, which Section was last amended by Ordinance 122054, are amended as follows:

**23.49.058 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial upper-level development standards.**

\* \* \*

C. (~~Maximum tower~~) Upper-level width limit. On lots where the width and depth of the lot each exceed two hundred (200) feet, the maximum façade width for any portion((s)) of a building above two hundred forty (240) feet shall be one hundred forty-five (145) feet along the general north/south axis of a site (parallel to the Avenues), and this portion of the structure shall be separated horizontally from any other portion of a structure on the lot above (~~(145)~~) two hundred forty (240) feet by at least eighty (80) feet at all points.

D. Tower floor area limits and tower width limits for portions of structures in residential use. The requirements of this subsection D apply only to structures that include portions in residential use above a height of one hundred and sixty (160) feet.

1. Maximum limits on average residential gross floor area per story and maximum residential floor area per story of towers are prescribed in Chart 23.49.058D1.

**Chart 23.49.058D1**  
**Average residential gross floor area per story and maximum residential gross floor area per story of a tower\***

(1) Zone	(2) Average residential gross floor area limit ((☉)) per story of a tower if height does not exceed the base height limit for residential use	(3) Average residential gross floor area limit per story of a tower when height exceeds the base height limit for residential use	(4) Maximum residential floor area of any story in a tower
<b>DMC 240/290-400 and DMC 340/290-400</b>	10,000 sq. ft.	10,700 sq. ft.	11,500 sq. ft.
<b>DOC2</b>	15,000 sq. ft.	12,700 sq. ft.	16,500 sq. ft.
<b>DOC1</b>	15,000 sq. ft.	13,800 sq. ft.	16,500 sq. ft.

\*For the height at which a "tower" begins, see the definition at the beginning of this Section 23.49.058.

a. For structures that do not exceed the base height limit for residential use, each tower is subject to the average floor area per story limits specified in column (2) on Chart 23.49.058D1.

b. For structures that exceed the base height limit for residential use (which requires that the applicant obtain bonus residential floor area pursuant to Section 23.49.015), the average residential gross floor area per story of each tower is subject to the applicable maximum limit specified in column (3) on Chart 23.49.058D1.

c. In no instance shall the residential gross floor area of any story in a tower exceed the applicable maximum limit specified in column (4) on Chart 23.49.058D1.

d. Unoccupied space provided for architectural interest pursuant to Section 23.49.008B shall not be included in the calculation of gross floor area.

## 2. Maximum Tower Width.

a. In DMC zones, the maximum façade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one-

hundred twenty (120) feet or eighty (80) percent of the width of the lot measured on the Avenue, which ever is less, except that:

(1) On a lot where the limiting factor is the eighty (80) percent width limit, the façade width is one hundred twenty (120) feet, when at all elevations above a height of eighty-five (85) feet, no more than fifty (50) percent of the area of the lot located within fifteen (15) feet of the street lot line(s) is occupied by the structure; and

(2) On lots smaller than ten thousand seven hundred (10,700) square feet that are bounded on all sides by street right-of-way, the maximum façade width shall be one hundred twenty (120) feet.

b. In DOC1 and DOC2 zones, the maximum façade width for portions of a building above eighty-five (85) feet along the general north/south axis of a site (parallel to the Avenues) shall be one hundred forty-five (145) feet.

~~((c. the maximum width of tower structures may be increased if lot is combined with one (1) or more abutting lots, whether occupied by existing structures or not, provided that:~~

~~(1). All lots have frontage on the same street;~~

~~(2). Any existing structure does not exceed a height of one hundred twenty five (125) feet;~~

~~(3). The coverage and spacing of both the proposed and any existing structures meets the limits established in this Section; and~~

~~(4). The fee owners of the abutting lot(s) execute and record a covenant that restricts future development on the abutting lot to a maximum height of one hundred twenty five~~

~~(125) feet for the life of the proposed structure; and that precludes the use of the abutting lot(s) in combination with any other lots for purposes of meeting the requirements of this section.))~~

((d)) c. The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating the maximum width of a façade.

E. Tower spacing for all structures over 160 feet in height in those DMC zoned areas specified below:

1. For the purposes of this section, no separation is required:

a. between structures on different blocks, except as may be required by view corridor or designated green street setbacks, or

b. from a structure on the same block that is not located in a DMC zone; or

c. from a structure allowed pursuant to the Land Use Code in effect prior to the effective date of ~~((this -))~~ Ordinance 122054.

2. Except as otherwise provided in this subsection E, in the DMC 240'/290-400' zone located between Stewart Street, Union Street, Third Avenue and First Avenue, if any part of a tower exceeds one hundred sixty (160) feet in height, then all portions of the tower that are above one hundred and twenty-five (125) feet in height shall be separated by a minimum of two hundred (200) feet from any portion of any other existing tower above one hundred and twenty-five (125) feet in height.

3. Except as otherwise provided in this subsection E, on DMC zoned sites with maximum height limits of more than one hundred sixty (160) feet located either in the Belltown Urban Center Village, as shown on Exhibit 23.49.058E, or south of Union Street, if any part of a tower exceeds one hundred sixty (160) feet in height, then all portions of the tower that are above one hundred and

twenty-five (125) feet in height must be separated by a minimum of eighty (80) feet from any portion of any other existing tower above one hundred and twenty-five (125) feet in height.

4. Except as otherwise provided in this subsection E, on DMC zoned sites with maximum height limits of more than one hundred sixty (160) feet located in the Denny Triangle Urban Center Village, as shown on Exhibit 23.49.056F, if any part of a tower exceeds one hundred sixty (160) feet in height, then all portions of the tower that are above one hundred and twenty-five (125) feet in height must be separated by a minimum of sixty (60) feet from any portion of any other existing tower above one hundred and twenty-five (125) feet in height.

5. The projection of unenclosed decks and balconies, and architectural features such as cornices, shall be disregarded in calculating tower separation.

6. If the presence of an existing tower would preclude the addition of another tower proposed on the same block, as a special exception, the Director may waive or modify the tower spacing requirements of this section to allow a maximum of two towers to be located on the same block that are not separated by at least the minimum spacing required in subsections E2, E3 and E4, other than towers described in subsection E1. The Director shall determine that issues raised in the design review process related to the presence of the additional tower have been adequately addressed before granting any exceptions to tower spacing standards. The Director shall consider the following factors in determining whether such an exception shall be granted:

a. potential impact of the additional tower on adjacent residential structures, located within the same block and on adjacent blocks, in terms of views, privacy, and shadows;

b. potential public benefits that offset the impact of the reduction in required separation between towers, including the provision of public open space, designated green street or other streetscape improvements, preservation of landmark structures, and provision of neighborhood

commercial services, such as a grocery store, or community services, such as a community center or school;

c. potential impact on the public environment, including shadow and view impacts on nearby streets and public open spaces;

d. design characteristics of the additional tower in terms of overall bulk and massing, façade treatments and transparency, visual interest, and other features that may offset impacts related to the reduction in required separation between towers;

e. the City's goal of encouraging residential development downtown; and

f. the feasibility of developing the site without an exception from the tower spacing requirement.

7. For purposes of this section, an “existing” tower is either:

(a) a tower that is physically present, except as provided below in this subsection E6, or

(b) a proposed tower for which a Master Use Permit decision that includes approval of the Design Review element has been issued, unless and until either (i) the Master Use Permit issued pursuant to such decision expires or is cancelled, or the related application is withdrawn by the applicant, without the tower having been constructed; or (ii) a ruling by a hearing examiner or court of competent jurisdiction reversing or vacating such decision, or determining such decision or the Master Use Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.

A tower that is physically present shall not be considered “existing” if the owner of the lot where such tower is located shall have applied to the Director for a permit to demolish such tower and such application shall be pending or a permit issued for such demolition shall be in effect, but any permit

decision or permit for any structure that would not be permitted under this section if such tower were considered “existing” may be conditioned upon the actual demolition of such tower.

\* \* \*

Section 9. Subsection E of Seattle Municipal Code Section 23.49.208, as last amended by Ordinance 120928, is amended as follows:

**23.49.208 International District Mixed, structure height**

\* \* \*

E. In the sixty-five (65) to one hundred (~~((twenty (120)))~~) fifty (150) foot height district, structures in excess of sixty-five (65) feet, to a maximum of one hundred (~~((twenty (120)))~~) fifty (150) feet, may be permitted only as a part of a planned community development, pursuant to Section 23.49.036, Planned community developments.

Section 10. Subsection B of Seattle Municipal Code Section 23.49.248, as last amended by Ordinance 120443, is amended as follows:

**23.49.248 International District Residential, side setback and green street setback requirements.**

\* \* \*

B. Green Street Setbacks. A setback from the street (~~((property))~~) lot line shall be required on green streets, Map 1(~~((G))~~)E, at an elevation of forty (40) feet. The setback shall be as follows:

Elevation of Portion of Structure	Required Setback
40' to 85'	10'
86' to 240'	$(H-85') \times .2 + 10'$

where H = Total structure height in feet.

Section 11. Seattle Municipal Code Section 23.49.322, as last amended by Ordinance 120443, is amended as follows:



**23.49.322 Downtown Harborfront 2, principal and accessory parking.**

**A. Principal Use Parking.**

1. Principal use parking garages for both long-term and short-term parking shall be conditional uses, according to Section 23.49.324.

2. Principal use surface parking areas shall be conditional uses in areas shown on Map 1I((J)), and shall be prohibited in other locations, except that temporary principal use surface parking areas may be permitted as conditional uses pursuant to Section 23.49.324.

**B. Accessory Parking.**

1. Accessory parking garages for both long-term and short-term parking shall be permitted outright.

2. Accessory surface parking areas shall ~~((either))~~ be:

a. Permitted outright when located in areas shown on Map 1I((J)) and containing twenty (20) or fewer parking spaces; or

b. Permitted as a conditional use when located in areas shown on Map 1I((J)) and containing more than twenty (20) spaces; or

c. Prohibited in areas not shown on Map 1I((J)), except that temporary accessory surface parking areas may be permitted as a conditional use pursuant to Section 23.49.324.

Section 12. Seattle Municipal Code Section 23.49.336, which Section was last amended by Ordinance 120443, is amended as follows:

**23.49.336 Pike Market Mixed, permitted uses.**

A. Permitted uses within the Pike Place Market Historical District, shown on Map 1K((L)), shall be determined by the Pike Place Market Historical Commission pursuant to the Pike Place Market Historical District Ordinance, Chapter 25.24, Seattle Municipal Code.



1 that definitions, measurements, transportation concurrency and certain right-of-way improvement  
2 requirements are not within the scope of standards or requirements from which departures may be  
3 granted.

4       Section 18. The provisions of this ordinance are declared to be separate and severable. The  
5 invalidity of any particular provision, or its invalidity as applied in any circumstances, shall not affect  
6 the validity of any other provision or the application of the particular provision in other circumstances.  
7 To the extent that sections of this ordinance enact maps that are substantively identical to maps being  
8 repealed hereby, this ordinance shall be construed to continue the substance of the previous maps in  
9 effect. The repeal of various sections or maps of Title 23 of the Seattle Municipal Code by this  
10 ordinance shall not relieve any person of the obligation to comply with the terms and conditions of any  
11 permit issued pursuant to the provisions of such Title as in effect prior to such repeal, nor shall it relieve  
12 any person or property of any obligations, conditions or restrictions in any agreement or instrument  
13 made or granted pursuant to, or with reference to, the provisions of such Title in effect prior to such  
14 repeal.

Section 19. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2006, and signed by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Gregory J. Nickels, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
City Clerk

(Seal)

Attachment 1: Downtown Maps:

Map 1A Downtown Zones

Map 1B Street Classifications

Map 1C Sidewalk Widths

Map 1D View Corridors

Map 1E Existing Public Benefit Features under Title 24

Map 1F Pedestrian Street Classifications

Map 1G Street Level Use Required

Map 1H Property Line Facades

Map 1I Parking Uses Permitted

Map 1J Public Amenity Features

Map 1K Pike Place Market